

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Special Meeting

DATE AND LOCATION

February 23, 2012 – 1:00 p.m. – Fern Valley Hotel & Conference Center, Louisville, KY

PRESIDING OFFICER

Harold Brantley, Chair

ROLL CALL

Present:

Harold Brantley, Chair
Sam E. Blackburn, Vice Chair
Dorsey Hall, Board Member
G. Herbert Pritchett, Board Member
Kathy Mayfield, Board Member

Present Also:

Larry Disney, Executive Director
Angie Thomas, Staff Assistant
James Grawe, Board Counsel

Absent:

Ravon Radmard, Executive Secretary

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance.

MINUTES

Motion by Dorsey Hall, second by Herbert Pritchett and the Board approved the January 19, 2012 Special Meeting minutes. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

EDUCATION

Motion by Sam Blackburn, second by Herbert Pritchett and the Board voted to approve the following courses for fiscal year 2011-2012. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

- (1) McKissock, LP
 - (a) Systems Built Housing: Advances in Housing for the New Millennium – 7 hours of classroom CE
 - (b) Introduction to Complex Appraisal Assignments – 7 hours of classroom CE
 - (c) Appraisal Applications of Regression Analysis – 7 hours of virtual classroom CE
- (2) ASFMRA
 - (a) Integrated Approaches to Value – 30 hours of classroom QE
- (3) Lynx Valuation, LLC
 - (a) Appraising 2-4 Family & Multi-Family Properties – 7 hours of classroom CE
- (4) Hondros College
 - (a) Challenging Assignments for Residential Appraisers – 7 hours of online CE
 - (b) National USPAP Update 2012-2013 – 7 hours of online CE

EXPERIENCE

Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to approve the experience of Jason Disney for Certified Residential and Michael Hill for Certified Residential. Larry Disney advised the Board that he was totally removed from the review of Jason Disney's experience and an outside appraiser reviewed the experience for credit. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

CERTIFICATION/LICENSURE

- A. Approval – Appraisers – Motion by Herbert Pritchett, second by Kathy Mayfield and the Board voted to approve the following certification list of appraisers. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
 - (1) Brian L. Chandler – Certified General (TX)
 - (2) Jason Disney – Certified Residential
 - (3) Colin Grant Griffin – Certified General (GA)
 - (4) Lori J. Hargis – Certified Residential (IN)
 - (5) Thomas L. Harris – Certified General (TX)
 - (6) Michael Hill – Certified Residential
 - (7) Jesse Kip Miller – Certified General – (TN)
 - (8) Jerome W. Witte, Jr. – Certified General (TX)

- B. Approval – Motion by Dorsey Hall, second by Sam Blackburn and the Board voted to approve Peter J. Hillenbrand, Jr. for Certified Residential. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Abstained; Kathy Mayfield – Yes
- C. Approval – AMC Companies - Motion by Dorsey Hall, second by Sam Blackburn and the Board voted to approve the following Appraisal Management Company list. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (1) A-1 Closing Services, LTD - #45
 - (2) Novo Appraisal Management Corporation - #46
 - (3) Solidifi US Inc. - #47
 - (4) Consolidated Analytics, Inc. - #48
 - (5) Southwest Financial Services, LTD - #49
 - (6) AMC Settlement Services, LLC - #50
- D. Mortgage Information Services, Inc. – Leonard-Stein Sapir – Motion by Dorsey Hall, second by Sam Blackburn and the Board agreed to approve the application. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- E. Timios Appraisal Management – Bradley Ellsworth Yoder – Motion by Dorsey Hall, second by Sam Blackburn and the agreed to approve the application. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- F. Valuation Partners – Charles S. Warr – Motion by Dorsey Hall, second by Sam Blackburn and the agreed to approve the application. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- G. ValuAmerica Consulting LLC – Thomas Craig Murphy – Motion by Dorsey Hall, second by Sam Blackburn and the agreed to approve the application. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- H. Accurate Title Group, LLC – William S. Janke – Motion by Dorsey Hall, second by Sam Blackburn and the agreed to approve the application. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- I. Valustrust Solutions, LLC – Paula Rohrbaugh – Motion by Dorsey Hall, second by Sam Blackburn and the agreed to approve the application. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

- J. AMC Links LLC – James Michael Wells – Motion by Dorsey Hall, second by Sam Blackburn and the Board requested additional information on the previous conviction. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- K. Epic Real Estate Solutions, Inc. – Cheryl Cox – Motion by Dorsey Hall, second by Sam Blackburn and the Board requested additional information on the previous conviction. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

COMPLAINT

- A. The Board reviewed the Case Flow Summary Chart and the staff reported 39 cases have been filed in 2011 and 18 cases for 2012.
- B. Motion by Dorsey Hall, second by Herbert Pritchett and the Board unanimously agreed to increase the investigation contract by \$25,000 for budget year ending June 30, 2012. With further discussion Dorsey Hall requested the amount be amended to \$50,000 and a second by was made Herbert Pritchett and the Board agreed. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- C. Cases
- (1) Case No. 11-13 – Motion by Sam Blackburn, second by Herbert Pritchett and the Board unanimously agreed to file a formal complaint and set for a hearing. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
 - (2) Case No. 11-20 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously agreed to dismiss with recommendation to take the 7 hour Residential Report Writing course by June 30, 2012. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
 - (3) Case No. 11-21 – Chair, Harold Brantley appointed Herbert Pritchett and Kathy Mayfield to work with Larry Disney on this case and the case will be tabled until the March 2012 Board meeting. Motion by Sam Blackburn, second by Dorsey Hall and the Board unanimously agreed to the decision. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
 - (4) Case No. 11-23 – Motion by Sam Blackburn, second by Herbert Pritchett and the Board unanimously agreed to file a formal complaint and set for a hearing. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

- (5) Case No. 11-26 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set for a hearing. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (6) Case No. 11-27 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously agreed to dismiss the case. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (7) Case No. 11-28 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set for a hearing. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (8) Case No. 11-31 – Motion by Sam Blackburn, second by Dorsey Hall and the Board unanimously agreed to file a formal complaint and set for a hearing. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (9) The Board made a motion to set case nos. 10-18, 10-41 and 11-02 for a hearing.

MISCELLANEOUS

The Board reviewed the following information

- A. Budget ending January 31, 2012
- B. Information from Attorney, Elmer George concerning appraiser Norman Christie – James Grawe will respond to Mr. George.
- C. Email from Calvin Capps
- D. Administrative Hearings notice on training
- E. Bowling Green Evaluations
- F. IDEC Approval for Larry Disney
- G. Louis Frillman – Temporary Permit
- H. Email from Norman Jones concerning Pro Teck Valuation Services
- I. Email from Herbert Pritchett concerning AMC
- J. Upcoming Changes to Real Property Appraiser Qualifications
- K. The Appraisal Institute course required for SBA – Board Discussion
- L. HB 398 – Motion by Dorsey Hall, second by Sam Blackburn and the Board voted unanimously to not support the House Bill. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- M. 201 KAR 30:050 – Regulation Change – Regulation Hearing – April 27, 2012 at 1:00 p.m. – Motion by Sam Blackburn, second by Dorsey Hall and the Board approved the filing of the regulation change. The Board also agreed that Larry Disney would

- be the representative of the Board. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- N. Working Draft of Education, Research and Recovery Fund for AMC's
 - O. Memo concerning Delegation of Authority – Board Discussion
 - P. AMC – Synergy Real Estate Solutions not registered
 - Q. Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agrees to purchase the Sharefile system. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
 - R. Larry Disney will obtain the information on hiring a full time investigator and will bring back to the Board at the March 2012 Board meeting.
 - S. Motion by Herbert Pritchett, second by Dorsey Hall, and the Board unanimously agrees to grant authority to Larry Disney to send a cease and desist letter to any unlicensed AMC doing work in Kentucky.
 - T. March Board Meeting – March 22, 2012 – Thursday – 9:00 a.m. Board office
 - U. March Seminar – March 23, 2012 – 8:00 a.m. – Clarion Hotel – Lexington, KY
 - V. April Seminar – April 13, 2012 – 8:00 a.m. – Northern KY Association of Realtors, Florence, KY
 - W. Board Retreat – May 4, 2012 at Kentucky Dam Village from 9:00 – 4:00 CST

Motion by Sam Blackburn, second by Dorsey Hall and the Board agreed to adjourn the meeting.


Chair


Staff Assistant